

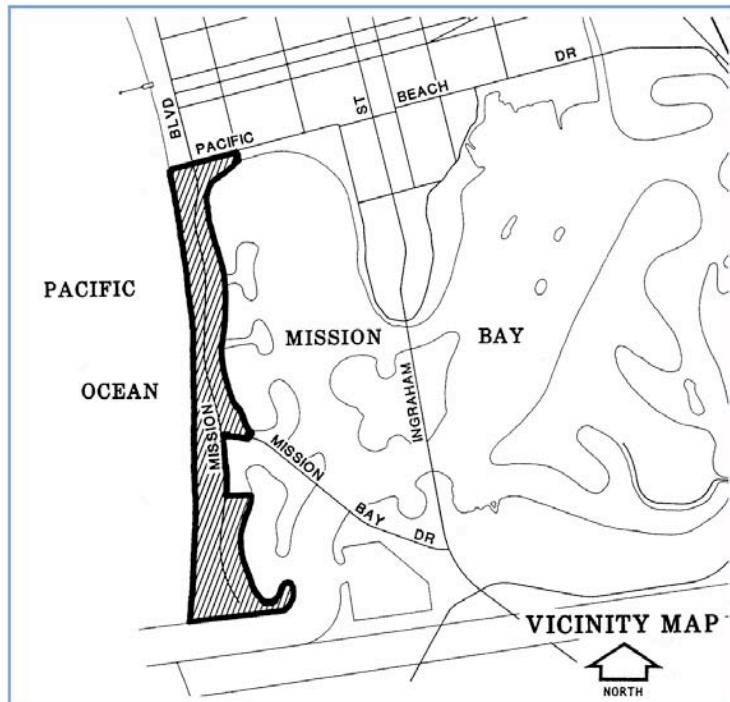
## STUDY AREA

Mission Beach, located on a peninsula two miles long and up to 1/4 of a mile wide, is the most densely developed community in the City of San Diego. At the time of the 1970 census, it contained about 3,100 dwelling units housing 5,600 people on barely 100 acres of privately owned land. Lot sizes are the smallest in the City of San Diego. The largest standard lot size is 2,400 square feet, the smaller 1,250 square feet.

Very little consolidation of these lots has taken place. Residential structures are in the form of either wooden cottages constructed 30 to 40 years ago, or small apartment buildings. There is a complete mixture of single-family and multifamily structures, as well as a total mixture of residential densities on a lot-by-lot basis. Zoning in San Diego was designed for much larger lots than those found in Mission Beach. Consequently, almost all development that occurs must have a variance from the zoning code.

There are 16 acres of commercially zoned land in Mission Beach excluding Mission Beach Park. Only four acres of this is in commercial use. Existing establishments consist mostly of eating and drinking places and small craft shops. The community lacks convenience facilities supplying a full range of goods and services. There is surprisingly little commercial recreational activity in Mission Beach at present considering its situation between the Pacific Ocean and Mission Bay Park.

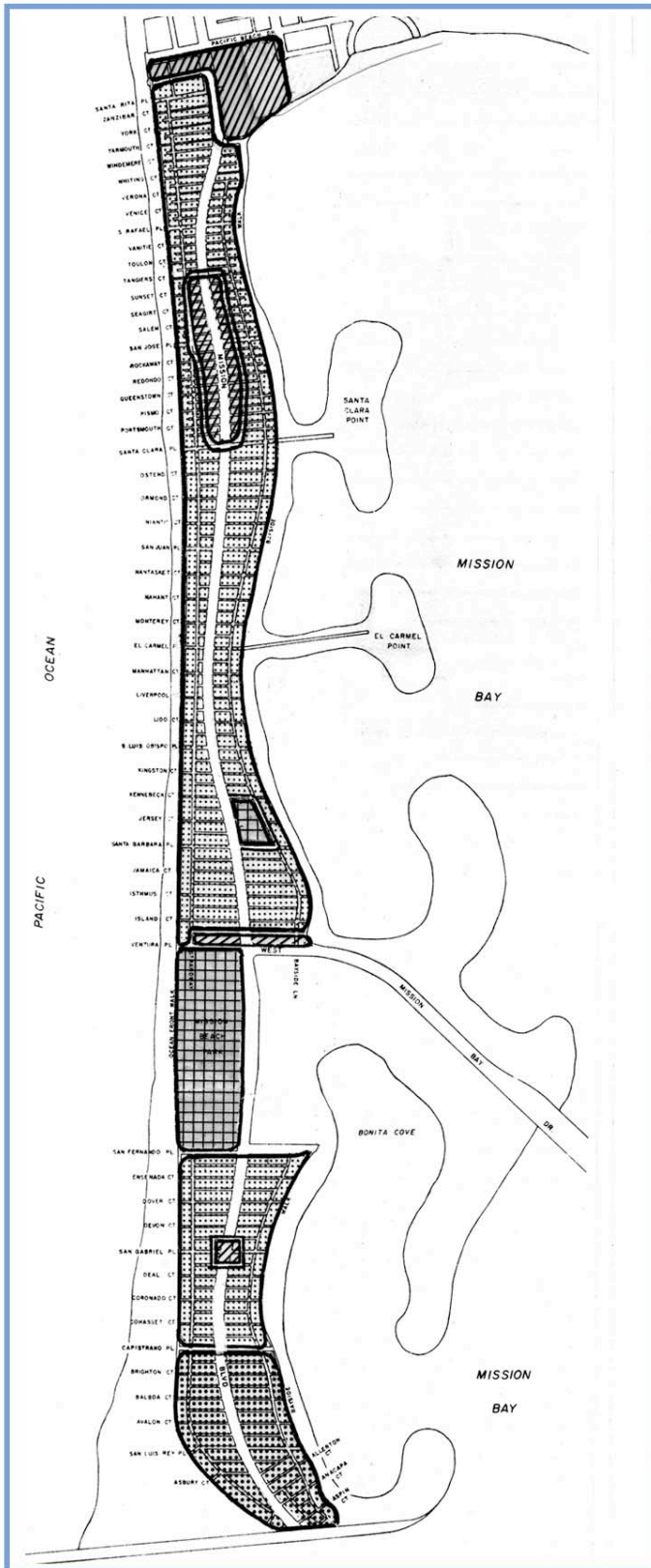
The only public school in the community is for special education. There is no public library, although bookmobile service exists. Open space in Mission Beach is in the form of beaches. The community has no neighborhood parks. Police and fire protection are both considered adequate except when Mission Boulevard is blocked with traffic. At such a time it is virtually impossible to move fire equipment within the community. The circulation system in Mission Beach consists of the Mission Boulevard axis, two streets running parallel to the Boulevard, and a series of alleys and pedestrian courts perpendicular to Mission Boulevard spaced at 50- or 80-foot intervals. Most homes in Mission Beach front on the pedestrian courts which have a ten-foot right of way. Traffic congestion is common especially at the height of beach use in the summer. Parking is also critical. Most dwelling units fail to provide an adequate amount of off-street parking. Except for Mission Boulevard and the Places, there is very little on-street parking available. This results in a high degree of illegal parking.







Subarea	LAND USE				ZONING			
	Residential	Commercial	Vacant	Total	R-4	R-2B	CS	CN
V	16	4	2	22	11		11	
IV	17		1	18	18			
III	21	2	2	25	23		1	1
II	13		1	14	12		2	
I	21		2	23		22	1	
MB Pk		17		17			17	
<b>Total</b>	<b>88</b>	<b>23</b>	<b>8</b>	<b>119</b>	<b>64</b>	<b>22</b>	<b>32</b>	<b>1</b>

Mission Beach is characterized at the present time by a general lack of amenities. Commercial districts reflect an inordinate number of signs and billboards. The stores lack necessary maintenance of the outside. Residential areas are characterized by a general lack of landscaping. Much new construction lacks imaginative design. The overall community is cluttered with wires and poles. Lack of trees and vegetation is severe. All of these factors give one of the most expensive communities in San Diego an uninviting appearance.

The historic development of Mission Beach has resulted in serious problems for the Community, as outlined above. Present development is compounding these problems. Future development, hopefully, will begin to change this trend in order to resolve the many problems that face Mission Beach today. This is the challenge set for the Community and the purpose for which the Mission Beach Precise Plan was prepared.

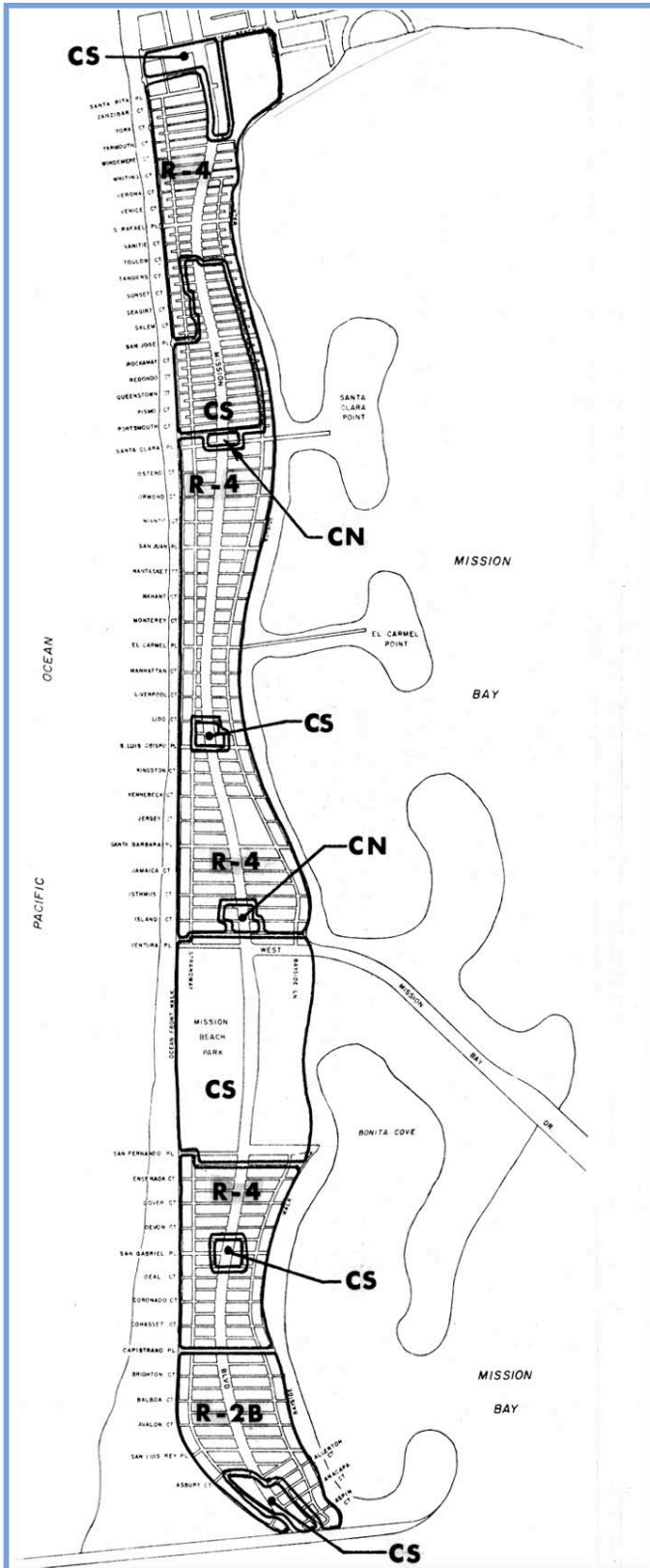


## legend

-  residential (10-40 units per acre)
-  residential (15-80 units per acre)
-  mixed commercial
-  public facilities

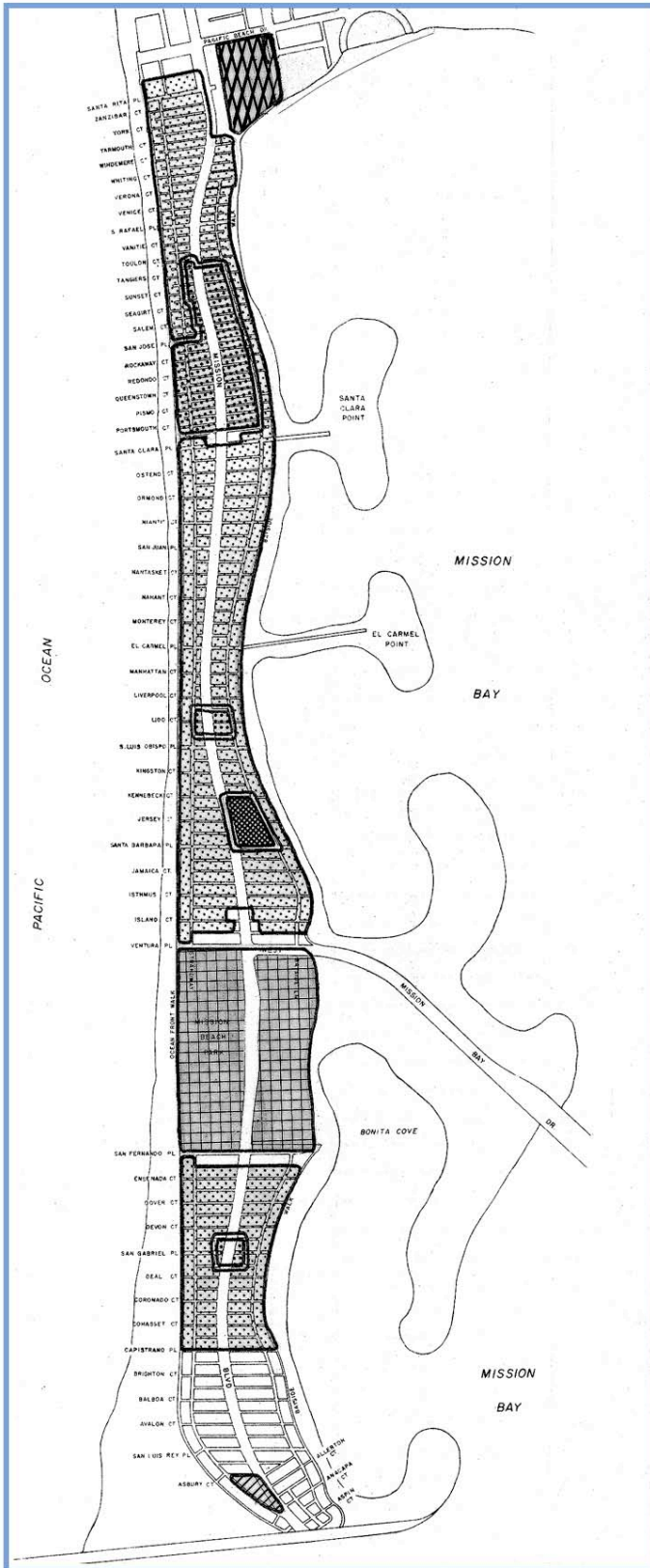
## Existing Land Use Mission Beach Precise Plan











## Existing Zoning

### Mission Beach Precise Plan



Note: This map illustrates those situations where Plan proposals are inconsistent with present zoning. Shown are the necessary rezonings if the zoning is to conform to the Plan. The use of a planned district would replace all zones with regulations tailored to Mission Beach. The content of district regulations would be similar but different from the zone proposals shown on the map.

## legend

-  r4 to r2-b
-  r4 to r1-40
-  cs to cn
-  cs to r2-b
-  cs to r1-40
-  r4 to cs



## Zoning - Plan Conflict

### Mission Beach Precise Plan